

# \$695,000 - Se-36-52-18 W5, Rural Yellowhead County

MLS® #A2231837

**\$695,000**

0 Bedroom, 0.00 Bathroom,  
Land on 216.50 Acres

NONE, Rural Yellowhead County, Alberta

Very unique property! River frontage all the way by the McLeod River. One part about 113 acres on the north side of the river. Balance of 103 acres located on the south side of the river. \$1,500.00 annual income from pipeline agreement. Includes the holiday trailer, sea can and gazebo. Located 5 miles south west of Edson.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2231837         |
| Price     | \$695,000        |
| Bathrooms | 0.00             |
| Acres     | 216.50           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Se-36-52-18 W5          |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 3G1                 |

## Amenities

|               |      |
|---------------|------|
| Utilities     | None |
| Is Waterfront | Yes  |



Waterfront                      River Front, River Access, Waterfront

## Exterior

Lot Description              Pasture

## Additional Information

Date Listed                      June 18th, 2025

Days on Market              40

Zoning                              RD

## Listing Details

Listing Office                      RE/MAX BOXSHAW FOUR REALTY

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